

## MUNICIPAL QUITCLAIM DEED

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The Inhabitants of the Municipality of Waterville, a body corporate and politic, located at Waterville, Kennebec County, Maine, for consideration paid, release to Charles R. Gaunce, whose mailing address is c/o Central Maine Motors, 198 College Avenue, Waterville, Maine, 04901, a certain lot or parcel of land with the buildings thereon situated in Waterville, Kennebec County, Maine, more particularly bounded and described as follows:

A certain lot or parcel of land situated on the northwesterly side of College Avenue in the City of Waterville, County of Kennebec, State of Maine, bounded and described as follows:

Beginning at an iron pin to be set on the northwesterly sideline of College Avenue, said iron pin being on a course of North fifty-seven degrees forth-four minutes thirty-one seconds East (N 57° 44' 31" E) along the northwesterly sideline of College Avenue a distance of twenty-seven and seventeen hundredths (22.17) feet from the northeast corner of land now or formerly of Harold D. Marden as recorded in the Kennebec County Registry of Deeds, book 2776, Page 182; thence by the following courses and distances: North twenty-five degrees fifty-eight minutes thirty-eight seconds West (N 25° 58' 38" W) a distance of two hundred two and forty-two hundredths (202.42) feet to an iron pin to be set and land now or formerly of Harold Marden as recorded in said Registry, Book 2140, Page 30; thence North sixty-four degrees twelve minutes thirty-two seconds East (N 64° 12' 32" E) along land of said Marden a distance of fourteen and sixty-six hundredths (14.66) feet to an iron pin to be set; thence North twenty-five degrees forty-seven minutes twenty-eight seconds West (N 25° 47' 28" W) along land of said Marden a distance of one hundred thirty-one and zero hundredths (131.00) feet to an iron pin to be set and land now or formerly of the Trustees of the Dover Trust as recorded in said Registry, Book 1927, Page 177; thence North sixty-four degrees twelve minutes thirty-two seconds East (N 64° 12' 32" E) along land of said Dover Trust a distance of forty-one and zero hundredths (41.00) feet to an iron pin set and land now or formerly of the College Avenue Realty Company, Inc. as recorded in said Registry, Book 2290, Page 236; thence South twenty-five degrees forty-seven minutes twenty-eight seconds East (S 25° 47' 28" E) along land of said College Avenue Realty Company a distance of ninety-eight and zero hundredths (98.00) feet to a point and land of said Dover Trust; thence South sixty-four degrees twelve minutes thirty-two seconds West (S 64° 12' 32" W) along land of said Dover Trust a distance of sixteen and zero hundredths (16.00) feet to a point; thence South twenty-five degrees forty-seven minutes

twenty-eight seconds East (S 25° 47' 28" E) along land of said Dover Trust and said College Avenue Realty Company a distance of two hundred thirty-one and zero hundredths (231.00) feet to a point and the northwesterly sideline of College Avenue; thence South fifty-seven degrees forty-four minutes thirty-one second West (S 57° 44' 31" W) along the northwesterly sideline of College Avenue a distance of thirty-nine and twenty-five hundredths (39.25) feet to the point of beginning.

Meaning and intending hereby to convey a portion of the premises conveyed to Charles R. Gaunce and Harold D. Marden as recorded in said Registry in Book 3185, Page 214. The above described parcel of land contains 12,718 square feet.

The purpose of this Deed is to release any interest the City may have acquired by virtue of tax liens recorded in the Kennebec County Registry of Deeds in Book 899, Page 359 for tax year 1949 and Book 961, Page 207 for tax year 1953.

The said Inhabitants of the Municipality of Waterville have caused this instrument to be signed in its municipal name by David E. Bernier, its Mayor, duly authorized, this 21<sup>st</sup> day of February, 1991.

Witness:

Inhabitants of the Municipality  
of Waterville

*Charlie R. Stanhope*

By: *David E. Bernier*  
David E. Bernier, Mayor

STATE OF MAINE  
KENNEBEC, SS.

February 21, 1991



Personally appeared the above named David E. Bernier, Mayor of the Municipality of Waterville and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said body corporate and politic.

*P. V. Federle Jr.*  
Notary Public/Attorney-At-Law

(SEAL)

Print Name: *A. V. FEDERLE JR*

Commission Expires: \_\_\_\_\_

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RECEIVED KENNEBEC SS.

1991 FEB 22 AM 9:00

TEST: *Harold D. Marden*  
REGISTER OF DEEDS